082.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	623,700 / 623,700
					USE VALUE:	623,700 / 623,700
					ASSESSED:	623,700 / 623,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
74		SUNSET RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DE MORE WILLIAM A--ETAL	
Owner 2:	DE MORE BARBARA	
Owner 3:		
Street 1:	74 SUNSET RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,340 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1222 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4340.000	238,600		385,100	623,700
Total Card	0.100	238,600		385,100	623,700
Total Parcel	0.100	238,600		385,100	623,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.39 | /Parcel: 510.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

50599

GIS Ref

GIS Ref

Insp Date

09/15/18

!6622!

PREVIOUS ASSESSMENT

Parcel ID 082.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	238,600	0	4,340.	385,100	623,700	623,700	Year End Roll	12/18/2019
2019	101	FV	205,900	0	4,340.	379,600	585,500	585,500	Year End Roll	1/3/2019
2018	101	FV	212,400	0	4,340.	291,600	504,000	504,000	Year End Roll	12/20/2017
2017	101	FV	212,400	0	4,340.	275,100	487,500	487,500	Year End Roll	1/3/2017
2016	101	FV	212,400	0	4,340.	253,100	465,500	465,500	Year End	1/4/2016
2015	101	FV	201,100	0	4,340.	236,600	437,700	437,700	Year End Roll	12/11/2014
2014	101	FV	201,100	0	4,340.	217,900	419,000	419,000	Year End Roll	12/16/2013
2013	101	FV	201,100	0	4,340.	217,900	419,000	419,000		12/13/2012

PRINT

Date	Time
12/10/20	21:22:31

LAST REV

Date	Time
10/03/18	11:16:20

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6622

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOHERTY ANNA V	1106-66		1/15/1993		152,000	No	No		Y

USER DEFINED

Prior Id # 1:	50599
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/1999	65	Add Bath	9,800					REM/KIT ADD 1/2 BA
6/4/1998	349	Wood Dec	6,000					12X24 WDK
9/9/1993	437		1,000					WOOD STOVE
7/13/1992	300	Manual	800					REPAIR PORCH STAIR

ACTIVITY INFORMATION

Date	Result	By	Name
9/15/2018	MEAS&NOTICE	HS	Hanne S
3/4/2009	Measured	189	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	277	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4340		Sq. Ft.	Site		0	70.	1.27	6									385,139						385,100	

Total AC/HA: 0.09963 | Total SF/SM: 4340 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 385,139 | Spl Credit | Total: 385,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	324181
Depreciation:	85584
Depreciated Total:	238597

COMMENTS

643-1923.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

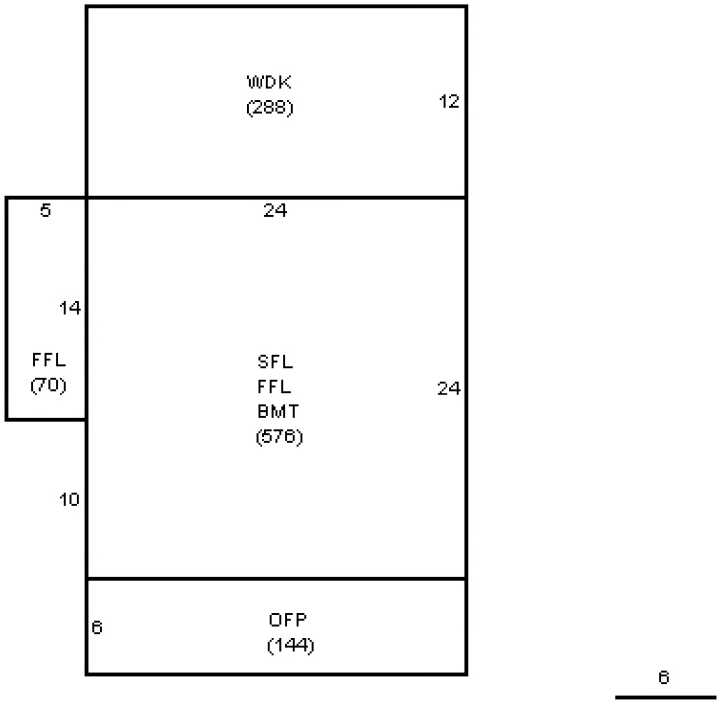
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.05
Special Features:	0	Val/Su Net:	107.00
Final Total:	238600	Val/Su SzAd	195.25

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	646	167.050	107,912
BMT	Basement	576	50.110	28,866
SFL	Second Floor	576	167.050	96,218
WDK	Deck	288	9.380	2,700
OFP	Open Porch	144	27.680	3,985
	Net Sketched Area:	2,230	Total:	239,681
Size Ad	1222	Gross Are	2230	FinArea 1222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

082.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc